



September 10, 2020

Mary Young
Planning & Zoning Director
Town of Westport
110 Myrtle Avenue
Westport, CT 06880

**RE: 319-321 Bayberry Lane, Westport, CT,
Engineer's Narrative**

Dear Mrs. Young,

The subject properties are located on the west side of Bayberry Lane, north of Route 136. The properties are located in a residential zone classified as "AAA." 319 Bayberry Lane has been developed with a single-family residence, attached garage with associated site improvements and a driveway to access Bayberry Lane through an easement on 321 Bayberry Lane. There are currently existing permits for the new house under construction, drainage system, and septic system; the latter two have already been installed.

This application has previously been filed and was subsequently removed from the Planning & Zoning Commission agenda due to the proposed work within the driveway easement on 321 Bayberry Lane associated with the driveway improvements. These improvements include the realignment of a portion of the driveway as it approaches 319 Bayberry Lane and the associated regrading to bring the driveway to full compliance with current regulations.

The owner of 319 Bayberry Lane has constructed boulder retaining walls based on the previous plan approved by the Engineering and Conservation Department as part of the original excavation and fill application. During that time, the drainage and septic systems that were approved by the Engineering Department and the Health District, respectively, have been installed and inspected, and Conservation has approved the activity as proposed. The existing mature landscaping around the bottom of the retaining walls has been largely undisturbed, except in the immediate area of the approved septic and drainage systems. All disturbed areas have been reestablished.

The owner has regraded a portion of the side (south) of the property by placement of fill that has not exceeded 10 feet in height. The fill package has extended beyond the 25' allowed setback from any structure, thus the attached excavation and fill application.

At this point, we would like to list the technical data of how the proposed improvements meet the Planning & Zoning Excavation and Fill Standards under §32-8.

1. All manmade earth slopes do not exceed the 5'H to 1V maximum allowed.
2. No grading has occurred within 5' of the property lines.
3. Proper surface drainage has been provided. The historic surface flows have been maintained as no surface water is being trapped uphill of the property and no additional runoff is being directed off site.
4. No portion of either lot has been to be filled more than 10' in height.
5. a) **319 Bayberry Lane**
The earth work as completed does not exceed the maximum Excavation or Fill amount as formulated in §32-8.2.2. Max Allowed: $(87,120 \times 0.25 \times .50 \times 10) / 27 = 4,033 \text{ C.Y.}$
Estimated Total Excavation and Fill amount combined: **3,725 C.Y < 4,033 C.Y**
b) **321 Bayberry Lane**
The earth work as completed does not exceed the maximum Excavation or Fill amount as formulated in §32-8.2.2. Max Allowed: $(87,120 \times 0.25 \times .50 \times 10) / 27 = 4,033 \text{ C.Y.}$
Estimated Total Excavation and Fill amount combined: **222 C.Y < 4,033 C.Y**

In Conclusion, the Excavation and Fill Application has been filled because the grading package has been extended past the allowed fill envelope under the Exempt activities listed in §32-8.1.2 of the Planning & Zoning Regulations. Based on the above, it is my professional opinion that the established grading scheme fully complies with the Town of Westport Planning and Zoning Excavation and Fill Regulations included under §32-8.

Approximately 665 cubic yards of additional fill have been brought to the property, resulting in 37 typical 18-yard tandem dump trucks of fill. The fill material was brought to the property and graded.

The result of the installation of the proposed retaining walls and the flattening of the yard, will be to have most of the steep slopes eliminated. As can be seen on the Data Accumulation Plan prepared by Shevlin Land Surveying, LLC, the original steep slope area has been calculated at 2,654 sq.ft. Under as-built conditions the steep slopes have been estimated to be reduced to 0 sq.ft. The reduction of the steep slopes minimizes the safety concerns to the residents.

Please feel free to contact me directly with any questions or comments.

Sincerely,



Jim Kousidis, P.E.,
CT Lic. #26830